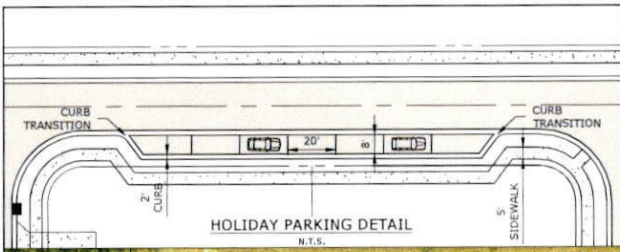
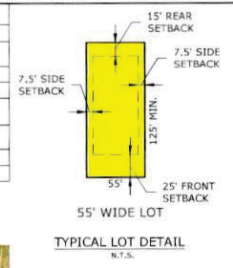


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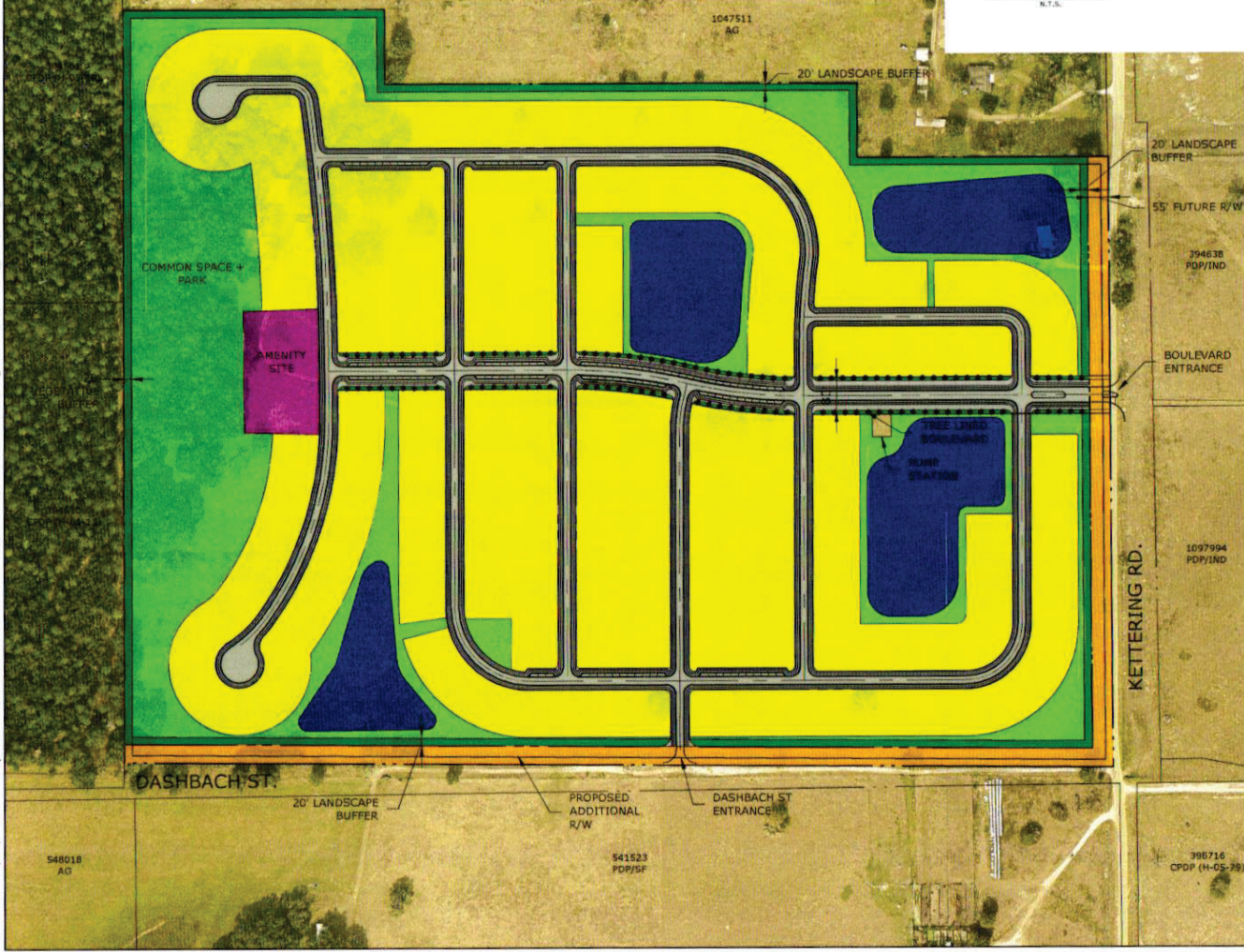
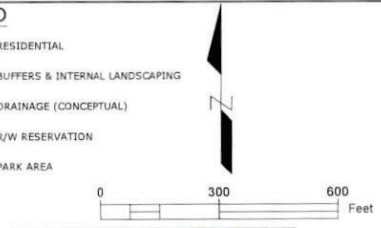


LAND USE TABLE		
LAND USE	ACRES	UNITS
RESIDENTIAL & ROADWAYS	71.18	302 RESIDENTIAL UNITS 134 PARKING SPACES
PARK	17.73	3.52 AC. REQUIRED
AMENITY SITE	1.52	
BUFFERS & PRESERVED VEGETATION	4.86	MIN. 7% REQUIRED
DASHBACH & KETTERING R/W DEDICATION	5.02	
DRAINAGE & OPEN SPACE	10.59	
TOTAL:	+/- 110.9	APPROX. 2.72 UNITS / ACRE



LEGEND

- RESIDENTIAL
- BUFFERS & INTERNAL LANDSCAPING
- DRAINAGE (CONCEPTUAL)
- R/W RESERVATION
- PARK AREA



SITE DATA

OWNER: LEE K. PEDONE & LEE K. PEDONE TTEE
APPLICANT: RIOPELLE PROPERTIES, LLC
PARCEL KEY NO: 1357971 & 394585
SECTION/TOWNSHIP/RANGE: 16/23S/21E
CURRENT ZONING: PD (SF) [H-05-77 MASTER PLAN EXPIRED]
PROPOSED ZONING: PDP (SF)
AREA: +/- 110.9 ACRES

PERIMETER BUILDING SETBACKS:
 EAST (FROM KETTERING RD. R/W): 50' (INCLUSIVE OF BUFFER)
 WEST: 35' (INCLUSIVE OF BUFFER)
 SOUTH (FROM DASHBACH ST. R/W): 35' (INCLUSIVE OF BUFFER)
 NORTH: 35' (INCLUSIVE OF BUFFER)

MAXIMUM BUILDING HEIGHT: ??

INTERNAL LOT SETBACKS:
 FRONT: 25'
 SIDE: 7.5'
 REAR: 15'

BUFFERS:
 EAST (FROM KETTERING RD. R/W): 20' LANDSCAPE BUFFER
 WEST: 20' VEGETATIVE BUFFER
 SOUTH (FROM DASHBACH ST. R/W): 20' LANDSCAPE BUFFER
 NORTH: 20' LANDSCAPE BUFFER

RIGHT OF WAY DEDICATION:
 EAST (KETTERING RD.): 80' FROM CENTER LINE
 SOUTH (DASHBACH ST.): 40' FROM CENTER LINE

NOTES:
 1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
 2. DRA FINAL CONFIGURATION, FUNCTION, AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.

REZONING MASTER PLAN
VERONA HILLS

DRAWING AND PLAN SET BY
REGISTERED PROFESSIONAL
11/11/2024

Coastal
 Planning & Engineering
 966 Cambridge Boulevard • Verona Hills, PA 18086
 (610) 796-8833 • Fax (610) 796-8339
 coastalpa.com

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